

1 MINUTES OF THE  
2 July 17, 2008 Meeting of the  
3 Easton Planning & Zoning Commission  
4

5 Members Present: John Atwood, Chairman, and members, Tom Moore and Dan Swann.  
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7 Members Absent: Steve Periconi, and Linda Cheezum.  
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9 Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn  
10 Thomas, Long Range Planner, and Stacie Rice, Planning Secretary.  
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12 Staff Absent: None.  
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14 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at  
15 1:00 p.m. The first order of business was the approval of the minutes of the  
16 Commission's June 19, 2008 meeting. Upon motion of Mr. Swann seconded by Mr.  
17 Moore the Commission voted 3-0 to approve the June minutes.  
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19 The first item discussed was **9093 Centreville Road (General Rental)** requesting  
20 sketch site plan review for a 1,620 square foot addition to the existing structure. The  
21 applicant's agent, Wayne Barnhardt of Lane Engineering explained that the property is  
22 located on the east side of Centreville Road, Southeast of the DMV. They are requesting  
23 site plan approval for an addition to the existing General Rental building and a  
24 recommendation to the Board of Zoning Appeals for an amendment to the previously  
25 approved Special Exception. Proposed addition will be constructed off of the rear of the  
26 building; however will be generally visible from Centreville Road and Route 322. The  
27 applicant also proposes to expand the existing storage yard associated with the business.  
28 This area is proposed to be enclosed with an 8 foot tall chain link fence with vinyl slats to  
29 provide screening. Proposed addition will be consistent with the existing facility.  
30 Addition will have red metal siding a white metal roof. The landscaping is consistent  
31 with the Zoning Ordinance. Additional parking is not necessary for the proposed  
32 addition. The existing wall sign will be relocated onto the rear of the new addition.  
33 Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 3-0 to  
34 approve the sketch site plan, forwarding a favorable recommendation to the Board of  
35 Zoning Appeals for an amendment to the previously approved Special Exception and the  
36 applicant receiving the appropriate MDE approvals.  
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38 The next item discussed was **59 Pleasant Alley** requesting site plan review for a  
39 1,370 square foot single family dwelling within the Planned Redevelopment (PRD)  
40 district. The applicant, Jeff Dardozzi and owner Kara Mingo explained they propose to  
41 site the house two feet from the side lot line where the required setback is 8 feet. Mr.  
42 Dardozzi explained they have sighted the house to protect a large tree in the center of the  
43 lot. Mr. Hamilton was concerned whether the tree would survive due to the construction  
44 of the house. They propose a 1 foot shallow foundation which would help to protect the  
45 root structure of the tree. Mr. Hamilton informed the applicant that by placing the  
46 structure closer than 5 feet from property line requires fire rating the encroached portion  
47 of the structure including decks. Ms. Elizabeth Bloor, owner of 61 Pleasant Alley  
48 expressed her concerns of the proposed setbacks, the house taking up too much of the lot,  
49 and she would like to see the tree pruned. After discussion of the staff and the  
50 Commission the Commission decided to continue this item to their August meeting  
51 suggesting that the applicant create a new survey which more adequately depicts the  
52 location of the proposed house and the setbacks.  
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6 The next item on the agenda was a follow-up to action taken at the Commission's  
7 June meeting. At that time the Commission reviewed a proposal to **amend the**  
8 **Comprehensive Plan** to accommodate the potential relocation of Memorial Hospital. In  
9 June, the Commission indicated that they were supportive of doing all that they could to  
10 help insure that the Hospital remains in Easton, but they had a few concerns which  
11 needed to be reflected in the Resolution approving the amendments to the Plan. These  
12 concerns have now been added to the Resolution. They include a desire to insure that the  
13 changes being made are solely for the hospital and related uses, not for commercial use of  
14 the property in general, and the addition of a new land use classification, Institutional, to  
15 the Future Land Use Map, which would be applied to the Hospital property. Ms. Van  
16 Emburgh explained that it made sense to extend this classification to other uses in the  
17 Town, for example Town or County-owned properties, but that this could be  
18 accomplished during the Plan Update which is now underway as there is not the sense of  
19 urgency that exists with regards to the Hospital. Upon motion of Mr. Swann, seconded  
20 by Mr. Moore, the Commission voted 3-0 to approve Resolution 08-01 adopting the  
21 proposed changes to the Comprehensive Plan and forward the same to the Town Council  
22 with a recommendation that they affirm the Commission's action.  
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24 The next item was from staff concerning **Locust Commons PUD**. The applicant  
25 Doug Milburn of William Douglas Homes explained that due to the real estate market  
26 they would like to have the ability to offer a smaller product at a more affordable price to  
27 attract today's buyers in order to make Locust Commons a viable project. He is  
28 proposing to reduce the depth of the units 10 feet. They did not make any changes to  
29 front elevations of the units. The gable wall, since the overall depth of the home is short  
30 by ten feet, they removed the bay windows; however they did keep windows with  
31 shutters on the sides and kept the brick on the side of lots 1, 5, 6 and 13. The side  
32 entrance porch features also remain on lots 1, 5, 6 and 13. For the rear of the buildings  
33 we are requesting to make the deck and transom windows above the sliding glass door an  
34 option, the rear garage an option and delete the rear brick fronts on lots 8 and 12 since  
35 they face the wooded buffer to the cemetery. Mr. Milburn requested to the Commission  
36 that he would like the previous plan/elevation approvals stay in place along with this  
37 request. This would allow the developer to continue to market the original plans and give  
38 them flexibility if they find customers desire larger more expensive homes. The  
39 following comments were made by neighbors in the area.

40 *Basil Harrison – His property borders this project and has lived at this location for 30*  
41 *years. He is concerned that reducing the units is forever and that the market will change*  
42 *and come around. Worried with people buying the units and turning into rental units.*  
43 *He stated that William Douglas Homes needs to make a effort of market/sell the*  
44 *townhouses. Al Silverstein- Resident of Dixon Square explained he is worried about the*  
45 *property values of the existing neighborhood, that the project borders the Historic*  
46 *District, and that the request go back before the Town Council since it is a PUD for a*  
47 *public hearing.* Mr. Smith explained that proper notice has been given by publishing  
48 notice of meeting in the *Star Democrat* and sending notice to people within 400' of  
49 Locust Commons. Mr. Milburn explained that Locust Commons will have a HOA. After  
50 much discussion the Commission voted 2-1 (Mr. Swann) opposed to continue this request  
51 until the next meeting. The motion failed due to not having a quorum. Mr. Milburn  
52 stated that he will come back to the Commission at their August meeting.  
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6 The next item was also from staff concerning the **Country Inn & Suites** parking  
7 waiver. Mr. Smith explained the current hotel is 65 rooms and they are now adding an  
8 additional 2 rooms. This results in additional parking spaces to be added to the site and  
9 the number of spaces to be waived. The developer is also planning to plant some trees on  
10 the far side of Alicia Drive to address some concerns of the adjacent neighborhood.  
11 Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 3-0 to  
12 approve a waiver of 7 parking spaces.  
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14 The next item discussed from staff was an extension of **Temporary Pro Shop**  
15 Approval for the **Easton Club**. Mr. Ryan Showalter represented the applicant Easton  
16 Golf Course, LC. Mr. Showalter explained that in July of 2007 the Commission  
17 approved a temporary use request for installation of an office trailer on the cart staging  
18 area of the Easton Club. During the past year the Easton Club Golf Course, LC, owner  
19 and operator of the golf course and clubhouse, has evaluated the programming and space  
20 requirements for the pro shop and related uses. Mr. Showalter explained that the new Pro  
21 Shop is currently under architectural review. Mr. Showalter requested the Commission  
22 extend the temporary use approval through December 31, 2009. This would allow the  
23 property owner to finalize detailed site and construction plans for a permanent expansion  
24 of the clubhouse. Mr. Showalter explained that the construction plans will be submitted  
25 for Planning Commission and Town Council approval as soon as they are complete.  
26 However, it would be disruptive to golf operations to construct the addition and remove  
27 the temporary pro shop during the playing season. The requested extension would  
28 provide sufficient time for submittal and approval of construction plans. Upon motion of  
29 Mr. Swann, seconded by Mr. Moore the Commission voted 3-0 to approve the request for  
30 extension of Temporary Pro Shop until December 31, 2009.  
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32 The next item from staff was **Ashby Commons**. Mr. Ryan Showalter was present  
33 at the meeting representing Kettler Homes at Ashby Commons. Mr. Showalter explained  
34 to the Commission that Carl Wooters, a neighbor who resides on Glebe Road claims  
35 ownership of a portion of the Ashby Commons site by adverse possession. In the past  
36 year litigation between Kettler Homes and Mr. Wooters has been pending before the  
37 Circuit Court of Talbot County. The parties negotiated a settlement of the title dispute  
38 that is contingent upon approval of a minor PUD amendment and related modification to  
39 the Ashby Commons subdivision plat.  
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41 The last item from staff which was not on the agenda was a letter from the **Amish**  
42 **Country Farmers Market** requesting an extension of temporary sheds being displayed  
43 in the parking lot. Mr. Hamilton received a letter from Mr. Dan Esh this morning and  
44 handed said letter to the Commission. Due to the Commission not receiving the letter  
45 until the meeting, the Commission decided to place this item on their August agenda.  
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47 There being no further business the meeting was adjourned at 2:55 p.m. by  
48 motion of Mr. Swann, seconded by Mr. Moore.  
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50 Respectfully submitted,  
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53 Stacie S. Rice  
54 Planning Secretary